Summary

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January, 1986

Summary

The City of Brantford was incorporated on May 31, 1877 under the Province of Ontario Municipal Act. The City is strategically located in the heart of Ontario's "Golden Horseshoe" area along the banks of the Grand River. The economy of the City is well diversified with an industrial base which continues to broaden.

Because of its strategic location in the industrial heartland of Ontario and major highways and railways which run through the City, Brantford, in addition to being the farm implement capital of Canada, is an important transportation, distribution and communications centre.

The City's industrial base and developed service and transportation sectors have produced a strong income position for its residents. Personal disposable income at $10,178 per capita is 6% above the national average and growing strongly, while retail sales at $4,410 is 6% above the national average with rapid growth expected with the completion of the downtown shopping mall.

A major revitalization of the downtown core is underway. The three levels of government plus the private sector have supplied seed money for the development of the downtown area with the construction of the Richard Beckett Building, a non-profit housing project and construction of the downtown shopping mall scheduled for completion in 1986. A major expansion of 1000 acres is currently in the planning stages making additional industrial acreage available for future development expansions and relocations.

Strong support by local citizens and the local government has also produced a wide range of recreational and cultural attractions within the City. Recreational facilities are excellent and have been promoted by local interests into national significance in various sporting activities. Wayne Gretsky has achieved international recognition in hockey.

The financial condition of the City of Brantford is strong. The City has a broad and growing tax base, low tax rates and one of the best tax collection records in the province of Ontario. Debt charges are low relative to revenues. The long term debt is easily sustainable while capital budgets are in line with expenditures over the past decade. In summary, Brantford has a well-diversified economic base and a stable financial situation. With the strong commitment within the City to growth and development, the outlook for increasing prosperity coupled with steady growth is bright.

City Government and Administration

PART II

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City Government and Administration

Government

City Council is the senior elected body of the City of Brantford and is comprised of the Mayor and ten aldermen. The City is divided into five wards each of which return two aldermen. The Mayor is elected by a city-wide vote with elections held every three years. The next election is scheduled for November 1988.

Administration

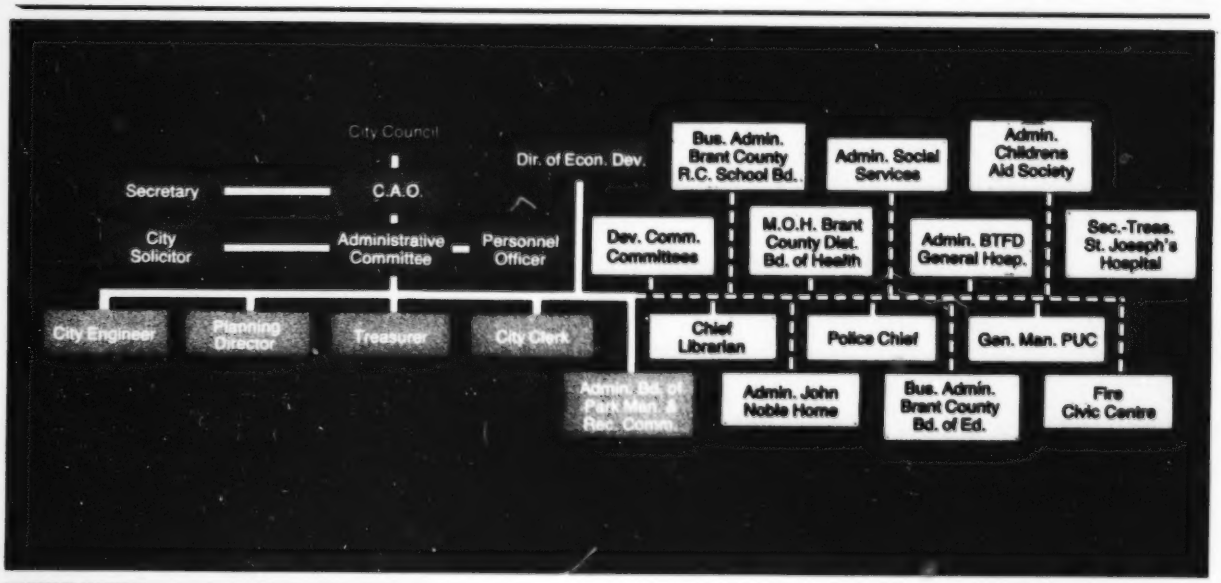
Fifteen special-purpose boards and commissions are appointed by City Council to which topics are referred for research, discussion and policy recommendations. Policy decisions are made solely by City Council.

The Council administers the usual municipal services including the transit system, industrial and commercial development, civic utilities and the Brantford airport. Recreational facilities, the Farmer's Market and cultural attractions also fall under the City's jurisdiction. Conservation, regional planning, health, social and welfare services, education and housing are administered in conjunction with the other levels of government. The financial affairs of the City are given special attention through Council and finance related boards, with the office of the Treasurer playing an important role in planning, forecasting and setting the capital budget.

The Brant County Board of Education and the Brant County Roman Catholic Separate School Board are responsible for education in the County and work independently of the City to administer educational concerns. When necessary, liaison between the boards and the civic administration co-ordinates activities related to the operation of the education system.

Corporation of the City of Brantford

Organization Chart



Economy

PART III

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Economy of Brantford

Location and Physical Features

Brantford is located in the "Golden Horseshoe," Canada's most concentrated industrial area surrounding the westerly tip of Lake Ontario. Road access is by Highways 2, 24, 53, 54, and Highway 403 which connects with Hamilton to the east and with Highway 401 at Woodstock to the west. This location places Brantford within easy access by automobile of major southern Ontario urban centers.

Map of North America
City of Brantford

Distance from Major Urban Centres

Hamilton	22
Kitchener	32
Guelph	50
London	80
Toronto	80

Agriculture

Population

Population Growth of Brantford, Toronto, Ontario and Canada

Table III-2

December 31:	Brantford	Toronto	Ontario	Canada
1951	36,727	1,117,470	4,597,542	14,009,000
1961	55,201	1,618,787	6,236,092	18,238,000
1971	64,421	2,086,317	7,703,106	21,569,000
1979	70,200	2,131,160	8,475,400	23,644,500
1980	70,457	2,964,500'	8,539,800	23,911,900
1981	73,346	2,998,947	8,625,107	24,343,181
1982	73,254	3,034,100	8,715,800	24,634,200
1983	73,264	3,085,100	8,856,200	24,965,600
1984	73,540	3,140,500	8,984,900	25,213,100
1985	75,080	n/a	9,111,100	25,444,900
Compound Growth Rate	2.27%	3.34%	2.12%	1.87%

Sources: Statistics Canada, City of Brantford

The following table gives a comparison of per capita average income in Ontario cites of population 30,000 to 100,000 (Census Metropolitan Area Basis) for 1985 and projected to 1990.

Average Income, Ontario Cities

Table III-3

City	1985 Population (1) (000's)	Projected average Income 1985	1990
Barrie	67.2	19,900	29,500
Belleville	46.3	19,900	30,100
Brantford	93.0	20,900	32,500
Cornwall	53.7	16,900	25,000
Guelph(ii)	81.7	21,200	32,500
North Bay	57.1	18,200	26,200
Peterborough	86.9	19,800	30,100
Sarnia	86.0	23,500	34,400
Sault Ste. Marie	88.6	21,700	32,300
Timmins	47.2	22,400	37,700
Trenton	39.4	17,500	25,100

(1) Census Agglomeration Area
(ii) City only

Source: Financial Post Survey of Markets 1984

Labour Force and Employment

The following table illustrates the diverse nature of the Brantford labour force, reflecting the varied economic base of the City.

Labour Force By Occupation, 1981

Table III-4

	Number of Employees	% of Total
Managerial and Administration	2,580	7.11
Teaching	1,460	4.03
Medicine and Health	1,530	4.22
Technological, Social, Religious & Artistic	1,715	4.73
Clerical	6,210	17.12
Sales	3,460	9.54
Service	3,955	10.90
Primary Occupations	640	1.76
Processing	1,755	4.84
Machining, Fabricating, Assembly and Repair	8,250	22.75
Construction	1,430	3.94
Transport and Equipment Operation	965	2.66
Other	2,320	6.40
TOTAL	36,270	100.00

Source: 1981 Census of Canada

Skilled trades in textile, heavy machinery, appliances, automotive and chemical industries predominate the labour force. However, light manufacturing, rubber, metal fabricating and food and tobacco processing are also significant areas of employment. As the centre of a prosperous agricultural area, Brantford has also developed an important agricultural service industry. Special emphasis has been directed towards the tobacco farming industry, whose major Canadian production area is located immediately adjacent to and south of Brantford.

Manufacturing concerns dominate Brantford's employment scene. In 1981, employment in manufacturing and related industries accounted for 42.35% of the total labour force. Retail trades employed 3,640 people, or 9.5%. The following table sets forth the largest manufacturing concerns in Brantford with 200 employees or more.

Largest Employers: Manufacturing

Name	Product
1001-3000 Employees	
Massey Ferguson	
501-1000 Employees	
TRW Canada	
Kaiser Resources	
Gulf Canada Products	
301-500 Employees	

Manufacturing

The City has an extensive manufacturing sector with an estimated $1.4 billion of factory shipments in 1981. Of the 202 (1985) manufacturing plants in Brantford, four plants employed over 500 workers.

The importance of the farm implement sector as the main contributor to Brantford's growth, has been gradually receding as new manufacturing industries have diversified and broadened the City's economic base. Manufacturing in Brantford is characterized by a great diversity of production from a large number of small plants. The City is the home of many consumer goods industries, including electric appliances, household furnishings, personal hygiene products, clothing and food products. Of growing importance to Canada as a whole and Brantford in particular are such technologically advanced industries as scientific instruments. Local firms also produce a wide range of other goods including chemicals, building products, refrigeration units, school buses and transport trailers, tobacco products and sporting goods.

Retail Market

Brantford compares favourably with other Ontario urban centres with respect to retail sales. In 1983, the value of retail sales in Brantford was $401.2 million, significantly higher than many other municipalities of similar size. In per capita terms, Brantford's relatively low retail sales figures indicate that opportunities exist for expansion of the retail market. As Table III-6 illustrates, although Brantford ranks number three in terms of retail sales (1983) it is seventh in per capita retail sales (1983), of the twelve cities chosen for comparison.

It is anticipated that Brantford's Downtown Redevelopment Project (see Development and Rehabilitation) will contribute significantly to the retail trade conditions in the City. Per capita retail sales figures should show a substantial improvement over current 1983 statistics with a strong growth potential being established.

Retail Sales

Table III-6

	$000,000		PER CAPITA	
	1983	1979	1983	1979
Burl...				
B...				
Br...				
C...				
C...				
G...				
N...				
P...				
S...				
S...				
T...				
W...				
C...				

Source: Financial Post Survey of Markets, 1984

Transportation and Communications

Brantford is well served by all modes of transportation. Road access is via the Highway 401 (part of the Trans-Canada Highway System) which runs 32 km north of the City, providing highway connections to the major urban centres in Ontario. Highway 403 connects Brantford with Hamilton and Toronto via the Queen Elizabeth Way and will connect with Highway 401 in 1985. The City has a highly developed infrastructure for public and private transportation. Commercial truck transportation provides overnight service to the nearby communities of London, Windsor, Kitchener-Waterloo, Hamilton, Toronto, and destinations in the United States.

Rail freight service is provided by both the CN and CP Railways. Computerized loading facilities allow for quick and efficient service to customers, with Braneida Industrial Park featuring its own spur line.

National passenger service is available from Via Rail. The Toronto-Hamilton-Buffalo Railway, which has extensive facilities in Brantford, provides passenger service to Hamilton, and connects with the New York Central System at Waterford and Welland.

Air access for light private and commercial aircraft is available at Brantford Municipal Airport. The runway is currently being lengthened to accommodate twin engined commercial jet aircraft. The airport is located within a few minutes of downtown, and directly adjacent to an industrial park. Customs clearance facilities are available.

Charter and scheduled passenger flights are available on Nordair through Hamilton's Mount Hope Airport. Toronto International Airport is within an hour's drive of the City. Domestic and international flights are available through many major commercial air carriers at this location.

Access to shipping facilities on the St. Lawrence Seaway System is only 25 minutes away at Hamilton.

Within the City, bus transportation is provided by the Brantford Transit Commission.

Brantford is served by one daily and one weekly newspaper as well as two local radio stations. Other papers, journals, television and radio stations are available from Toronto, Hamilton, London and Kitchener-Waterloo.

Construction

Brantford's population has been increasing steadily in the past decade. This growth of population has provided some of the thrust behind the construction activity in Brantford in recent years. In 1983 residential building permits represented 53.5% of the total building permits. Table III-7 provides information of the value and trend of building permits for the 1979-1985 period.

Table III-7 **Value of Building Permits (City of Brantford)**
($000's)

	Residential	Industrial	Institutional	Commercial	Total
1985	$11,754	$2,263	$ 2,094	$29,892	$46,003
1984	10,112	5,056	12,405	5,128	32,701
1983	12,632	2,070	4,521	4,369	23,592
1982	8,402	3,500	5,719	1,282	18,903
1981	4,606	2,944	258	2,519	10,327
1980	4,564	5,096	2,639	4,816	16,485
1979	10,401	2,043	1,314	2,225	15,983

Source: City of Brantford

New Industries and Expansions
Current Construction and Relocation

Table III-8

1980 New Industries

Store-N-Lock - Dalkeith Drive
Sunds International - leased space
Pleasure-Way Pools (1978) Ltd.
relocation to Easton Road

Expansions

Bauer Bros. Co. (Canada) Ltd. - Elgin Street
Bell City Foundry (Brantford) Ltd. - West Street
Canadian Cylinder Co. Ltd. - Morton Avenue
Chili-Con Products Ltd. - Spalding Drive
Consolidated-Bathurst Packaging Ltd. - Elgin Street
Dresser Industries Canada, Ltd. - Elgin Street
Eagle Precision Tool Ltd. - West and Edmonson Streets
- new building adjacent to present operation
Electric T-Shirt Company Limited
- Copernicus Boulevard
Gaco-Sternson Ltd. - Morton Avenue East
KeepRite Inc. - Roy Boulevard
Levi-Strauss of Canada - Elgin Street
Lockwood Manufacturing Canada Ltd. - Brock Street
Raymond Industrial Equipment Ltd. - Elgin Street
The Steel Company of Canada Ltd.
- Colborne Street West

1981 New Industries

David's Welding - Copernicus Boulevard
Levi-Strauss Canada - Easton Road - new building
Robert Caramelli - Copernicus Boulevard
San-Ted Inc. - Easton Road (acquired all assets of former Electric Dye House operation)

Expansions

Amoco Fabrics Ltd. - Morton Avenue
Brantford Knitting Mills Ltd. - Easton Road
Canada Packers Inc. (Poultry Division) - Spalding Drive
Chili-Con Products Ltd. - Spalding Drive
Consolidated-Bathurst Packaging Ltd. - Elgin Street
Fleetline Products Limited - Craig Street
Gaco-Sternson Ltd. - Morton Avenue
Hussmann Store Equipment Ltd. - Frank Street
Impact Tool & Manufacturing Limited (I.T.M.L.)
- Spalding Drive
Inmont Canada Ltd. - Craig Street
S.C. Johnson & Son Ltd. - Grand River Avenue (Pumping Station)
Lockwood Manufacturing Inc. - Brock Street
Magnetic Metals of Canada Ltd. - Spalding Drive
Shoreline Penthouse - Colborne Street West
Store-N-Lock - Dalkeith Drive
United-Carr - Craig Street
United Springs Ltd. - Niagara Street

1982 New Industries

Robert Caramelli - Tamara Place
Galt British Forge - Henry Street - 200 jobs projected
Westcan Electrical Manufacturing Inc. - Mary Street - 76 jobs
Naiad Products Ltd. - Roy Boulevard - 46 jobs
Semac Industries - Ryan Place - 5 jobs; 15 projected
Blarek Inc. - Shaver Street - 12 jobs; 29 projected
Canadian Tire Mold (CTM) - Empey Street
Brantford Partitions Ltd. - Roy Boulevard

Expansions

McGaw Manufacturing - Craig Street - 64 jobs projected
Eagle Precision Tool Ltd. - West Street -s; 24 projected
Dafoe & Dafoe Inc. - Hwy. 2, 403 & 53 - 67 jobs projected
Inmont Canada Ltd. - Craig Street - 25 jobs
R.M. Calbeck Ltd. - Easton Road - new building - relocation
Chatco Machining Ltd. - Morton Avenue - relocation
Irco Industries - Empey Street
Brantford Tire Exchange - Wharfe Street
Maxtower Co. Ltd. - Edmonson Street
Genesco Canada Inc. - Park Road North
Gaco Systems Ltd. - Morton Avenue

1983 New Industries

Tommy's Meat Products - Easton Road
Hingchong Food Processing Ltd. - Copernicus Boulevard
Alpha-Vico Canada Ltd. - Morrell Street
Ambertex Inc.

Expansions

S.C. Johnson & Son Limited - Webster Street
Brantford Knitting Mills - Easton Road
KeepRite Inc. - Elgin Street

1984 New Industries

Technitread Tire Manufacturing - Cainsville
Lar-Ken Overhead Doors
Kadet Engineering - Empey Street
David Webb Ltd.
Canadian Babbitt Bearings Inc. - Dalkeith Drive
Cable Assembly Systems - Elgin Street
Snap-On Tools of Canada Ltd. - Easton Road
Kuriyama Canada Inc. - Roy Boulevard
Tenetech Manufacturing Inc. - Morton Avenue
Pro-Fab Plastics - Bruce Street
Technican Plastics Ltd. - Elgin Street
Cavalier Manufacturing & Packaging - Hwy. #53

Twinpack Inc. - Elgin Street
TRW Canada Limited - Craig Street
Keeprite Inc. - Elgin Street
Stelco Fastener and Forging Company - Colborne Street
Raymond Industrial Equipment Limited - Elgin Street
Bell City Brands Ltd. - Edmonsdon Street
Canada Packers Inc. - Spalding Drive
Union Gas Ltd. - East Avenue
S. C. Johnson and Son, Limited - Webster Street

1985 New Industries

ACIC - 30 employees
Catherwood Welding & Boiler Service - 20 employees
Ductlok - 5 employees
Enardee - 75 employees
International Telemart Associates Inc. - 21 employees
Owens Classic - 10 employees
Polybrand Inc. - 12 employees
Reflective Finishes - 20 employees
J.H. Ryder - 5 employees
Swan Recreational Products - 10 employees
United Business Products - 10 employees

Expansions

White Farm Equipment - addition
Lean Flow Metal Products - addition
Chil-Con Products - addition
Fleetline Products - display-warehouse
Reid Dominion Packaging - addition
Saxon Athletic - addition
TRW Canada Ltd. - addition
Massey-Ferguson Research - interior alteration
Pleasure Way Pools - warehouse addition
Knechtel Bros. Ltd. - addition
Great Lakes Knitting - new building
Kadet Engineering - addition
Catherwood Welding - building
Haggerty's Mini Storage - storage garages
Inmont Canada - addition
Parrish & Heimbecker - interior alterations
Eagle Precision - addition
Westcap Electrical Mfg. - addition
Twin Pak Inc. - interior alterations
Maxtower - office & storage addition
Z-H Paper Products - office alteration
Martin Van Sloun - warehouse
Stelco - addition

Source: City of Brantford

Development and Rehabilitation

Downtown Revitalization

In response to requests from both public and private sectors for Government assistance to stimulate downtown revitalization in Ontario, the Provincial Government developed the Ontario Downtown Revitalization Programme (O.D.R.P.). This programme is designed to help strategic renewal in downtown core areas and thereby begin to arrest decline and obsolescence and restore confidence in the community.

In 1979, the City of Brantford, in response to the O.D.R.P. prepared a "Redevelopment Plan for The Brantford Downtown Revitalization Area". The goals and objectives of the plan are to ensure the development of downtown as a cohesive, and integrated system of commercial, recreational and cultural centre. To restore it as the social, economical, and physical "heart" of the City.

To that end, a number of complementary studies have been prepared. One is the Brantford Transportation Study (1981) and another is the Brantford River Front Development (1982).

Under the O.D.R.P., capital grants and loans are made to municipalities to enhance, modernize and rehabilitate central business districts and urban cores, to maintain the viability and vitality of Ontario's cities, to increase employment, and to promote growth of assessment bases and local taxation revenues.

The Province of Ontario has made a major commitment to the Brantford Downtown Revitalization Area. Local government has done its share in promoting the viability of the Downtown Area with the improvements of roadways and access routes and the commitment to fund and build a parking garage, and the acquisition of certain lands in order to facilitate the Redevelopment Plan.

Funding for the project will be shared by the City, the Province of Ontario and the developer on the following basis. The Provincial portion of the funding will be by way of a $2.0 million grant and a $7.6 million loan to the City under provisions of the O.D.R.P. Repayment of this loan will be made from increased tax revenues resulting from the project itself and a defined area of influence surrounding the project plus the City's share of property rentals.

The Downtown Revitalization Project now under construction is scheduled for completion in 1986. The developer for the project is Campeau Corporation, which has formalized agreements with the City.

The project, known as Eaton Market Square includes 100,000 square feet for an Eaton's department store with a further 100,000 square feet of ancilliary retail space and an additional 30,000 square feet earmarked for office space. The project includes a multi-level parking facility to accommodate approximately 950 cars now under construction.

Major improvements have already taken place in preparation for the Downtown Project. These include the installation of underground services and new sidewalks, the rebuilding of the Lorne Bridge and the resurfacing of Colborne Street. These improvements will facilitate easy access to the Project's parking garage and encourage pedestrian flow. Construction on a ring road has begun. This road will utilize existing roads as well as newly constructed roadways to provide both easy access to the downtown core from the City's boundary areas and facilitate and smooth traffic flow around the City's perimeter and through the core area.

Federal Assistance Programmes

The Industrial and Regional Development Programme (IRDP) is a Federal assistance programme introduced in 1983, that for the first time makes direct federal assistance to industry available throughout Canada. The core programme of the Department of Regional Industrial Expansion (DRIE) is flexible in its delivery and can provide financial assistance to business and non-profit organizations through grants, contributions (may be in repayable form), participation loans and loan guarantees. Programme assistance for eligible projects is available over six elements of a product or company cycle: Industrial Development Climate, Innovation, Establishment, Modernization/Expansion, Marketing, and Restructuring.

To enable DRIE to promote industrial development in a manner relative to the needs of the area, the support available is enriched through a graduated scale of four tiers.

The City of Brantford has been placed in Tier II; one of only two major municipalities in Southern Ontario so designated, while the majority have been placed in Tier I.

Eligible projects or activities and the maximum contribution level for each at Tier II level are listed below:

Eligible Project or Activity	Maximum Contribution Level
Development of new products or processes	40%
Building of new plants	17½%
Modernization/Expansion	17½%
Adaptation of Microelectronic/Electronic Technology	30%
Consultant Studies. Collection/dissemination of special events	30%
Market research	Eligible
Consultant Studies	30%

No project may be supported unless it would likely not proceed insofar as location, scope or timing are concerned, unless support is provided. The project and persons undertaking the project must be considered to be economically and commercially viable, within reasonable bounds of risk.

The project must represent significant net economic or social benefit to Canada. Provided the project is undertaken in Canada, individuals, associations, partnerships, co-operatives, bodies corporate, and non-profit organizations are eligible for support. Eligibility of the applicant will be dependent on the type of project or activity applied for. Eligible projects will not necessarily be supported to the maximum level. Rather, the minimum amount of financial support required for the project to proceed, and for economic benefits to be maximized will be provided.

Priorities will be set after consultation with the private sector and other interested persons. Project proposals will be given a ranking in accordance with priorities and the economic benefits of the project. Regional development considerations will be of paramount importance.

The amount of support available will vary depending upon the nature of the project, need for programme support, value for the money, and the Government's economic objectives.

Immediately prior to the IRDP, the City of Brantford was designated as one of four Canadian communities that participated in a special $350 million Industry and Labour Adjustment Programme (ILAP), also federally funded. The objective of this programme was to provide increased employment in the Brantford area through a variety of labour and industry assistance programmes, with principal focus on small and medium sized processing and manufacturing firms. By the end of the programme in July, 1983, the special Industry and Community and Development Panel of the Enterprise Development Board had approved 35 grants ($13.2 million approximately) assisting industries to start up or expand and applications eligible under ILAP are still being reviewed for possible grants. Thirteen hundred new jobs were created in the area with both federal and private sector money, and the benefits of this programme will be felt for years to come.

Other labour assistance is also available. A portable wage subsidy voucher system is in place, worth $2.00 per hour payable to a new employer and valid for a period of 12 months from date of first use. The new employer is eligible to receive the subsidy, provided established criteria were met and a reasonable opportunity for employment beyond the subsidy period exists.

Employers with approved apprenticeship programmes for designated "critical skills" are still eligible to be reimbursed 100% of additional trainees' wages (to a specified maximum per week) in the first year. Second, and possibly third year wages, are reimbursed at the 50% level. Up to 60% subsidy of approved wages and training costs for redundant workers hired for retraining in specified occupations for the duration of the training period are also available.

In addition to these measures, the Canada Manpower Industrial Training Programme is available to provide financial assistance to employers initiating or expanding their training capability. In return for providing a prescribed on-the-job training programme, partial reimbursement for approved training costs and wages may be obtained by the employer.

Comparative Economic Statistics– Brantford, Ontario, Canada

	1984	1983	1982	1981	1980
Average Annual Income (Per Capita)					
Brantford					
Ontario					
Canada					
Value of Retail Trade					
Brantford					
Ontario					
Canada					
Retail Trade Per Capita					
Brantford					
Ontario					
Canada					
Value of Manufactured Shipments					
Brantford					
Ontario					
Canada					
Value of Building Permits					
Brantford					
Ontario					
Canada					

Infrastructure

PART IV

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City of Brantford Infrastructure

Summary

The City of Brantford, in addition to enjoying a high standard of living, also holds an enviable position in the area of basic infrastructure development such as utilities, housing, social services, education, and a very enjoyable environment for cultural and recreational pursuits.

Consequently, Brantford has developed into a desirable urban centre in which to live and work. Careful planning and development ensures that expansion of the infrastructure, population and industry are appropriately matched, in order to retain the character of Brantford.

Energy

Brantford's basic energy needs are met through the supplying of electrical power, natural gas and petroleum products.

Electrical power is produced by Ontario Hydro, the Provincial electric utility, and supplied to The Brantford Public Utilities Commission Hydro Department (Brantford P.U.C.) on a wholesale basis. The Brantford PUC owns and operates its own distribution system and serves the majority of customers in the City. Direct sales are made by Ontario Hydro to certain industrial customers. The rates at which the Brantford PUC sells power to its customers are approved by Ontario Hydro and must be adequate to meet both Ontario Hydro's charges and local distribution costs.

Plentiful and reliable supplies of low cost electrical energy are assured by the grid system which connects all Ontario Hydro's southern thermal-electric, thermal-nuclear and hydro-electric generation stations. Ontario Hydro's system is also linked with other major power systems in Canada and the United States to permit sales of surplus energy and to provide greater security of service.

Natural gas, Brantford's most important source of domestic and industrial heating fuel is distributed to consumers through the natural gas distribution system of Union Gas Limited. Natural gas consumed by industry and residents in Brantford originates, for the most part, in the gas fields of Alberta and is transported to the Union Gas transmission network via Transcanada Pipelines Limited. Union Gas also operates extensive underground storage facilities in Lambton County which is integrated with its southwestern Ontario transmission and distribution system. This storage capability enables Union Gas to provide a continuous and reliable supply of natural gas, particularly during the peak demand months of winter.

Oil and gasoline, the other major source of energy for personal, industrial and home heating requirements, are supplied through competitive retail oil dealers in the Brantford area. As with natural gas, most of the petroleum products used in Brantford originate in Western Canada and are transported eastward via the Interprovincial PipeLine Company's system.

Water Supply

Because of its location, abundant supplies of water are available to the City from the Grand River to meet the heavy demand from industrial, commercial and residential consumers. The water treatment plant has a present capacity of 25.0 million gallons per day. Average daily use is approximately 12.0 million gallons per day. Even during the summer months, when water consumption reaches its highest levels, no shortages have been experienced which would require curtailed residential usage.

Production, treatment, storage and distribution of water to Brantford is the responsibility of The Brantford P.U.C.-Water Department. Rates fixed by City

Council, are required to be sufficient to make the system self-sustaining after providing for such maintenance, renewal, depreciation, debt charges, and reserves as the Council deems proper and any surplus revenues not required for such purposes must remain to the credit of The Brantford P.U.C.-Water Department.

Sewage System

All residential, commercial and industrial customers are served by sanitary sewers. The City owns and the Ministry of the Environment of Ontario operates the sewage treatment facilities with a total rated capacity of 12.5 million gallons per day. Current average flow is only 7.0 million gallons per day, leaving abundant surplus capacity to accommodate future development. Sewage treatment is rated as primary, however, extensive chemical processing has improved the system's sewage disposal capabilities close to the secondary treatment level. Sewage treatment is achieved through pre-aeration sedimentation and phosphorous removal. The remaining sludge is then digested and pumped to lagoons. All effluent is chlorinated and discharged into the Grand River.

Refuse Disposal

The collection and disposal of all solid residential and commercial waste is the responsibility of the City. Disposal of all solid waste is at a 180-acre sanitary landfill site located in the extreme south end of the City. The useful life expectancy of this site is 40 years. The collection and disposal of industrial waste also rests with the City of Brantford.

Housing

The City's basic housing stock, established many years ago, has undergone considerable change and improvement in the past 25 years. The population of Brantford has grown at a steady rate, as has the demand for housing. Responding to this demand, builders have constructed diversified housing types in Brantford, as shown on the following table:

Housing Statistics - Brantford and Canada - 1981

Table IV-1

	Brantford		Canada	
	No.	%	No.	%
Occupied Dwellings	31,120	100.0	8,281,530	100.0
Owned	20,715	66.6	5,141,940	62.1
Rented	10,405	33.4	3,139,595	37.9
Structural Type				
Single Detached	19,970	64.2	4,735,395	57.2
Single Attached	3,105	10.0	837,335	10.1
Apartments	6,575	21.1	2,092,910	25.3
Duplex	1,460	4.7	400,455	4.8

Source: Statistics Canada

The housing mix in Brantford is indicative of the nationwide trend. However, the percentage of owner-occupied and single detached houses exceeds that of the National level indicating a more favourable relative position in Brantford.

Industrial Land

Brantford is a viable and attractive site of a variety of secondary industries. It has a strategic location in regards to communications and transportation while its average population density allows for effective planning of optimal urban environmental development with conservation of its outstanding natural surroundings.

In response to demand for available industrial property, both the City and private sources have been providing serviced land. The following table shows the inventory in August, 1985.

Table IV-2

Available Industrial Land - August 1985

Public Serviced	120 acres
Public Unserviced	500 acres
Private Serviced	230 acres
Private Unserviced	1400 acres (1)

(1) Includes 550 acres which will be annexed by the City in two stages, part in 1991 with the balance in 1996.

Social Services

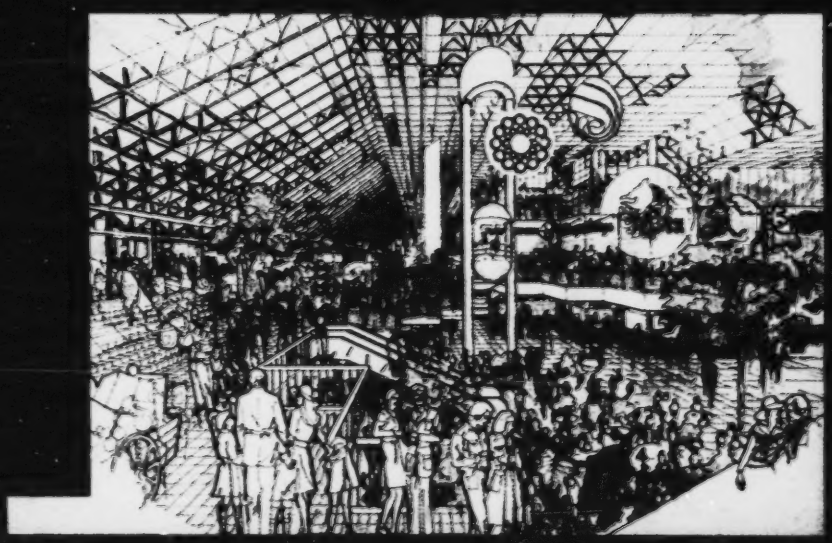
A broad range of social services are provided to Brantford residents including medical facilities, welfare services and police protection.

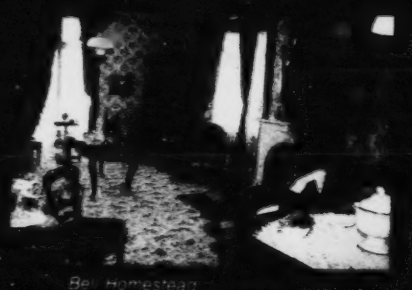
The City of Brantford and the County of Brant are jointly responsible for all municipal social welfare services within the County. These services, extended through the Social and Family Services Department include financial and other assistance to unemployed, unemployable and marginally employed persons and families in need; a full range of assistance is provided including cash payments for shelter and food, provision of prescription drugs, prosthetic appliances, transportation and other services.

The Brantford police force has a staff of 168 persons, including 28 auxiliary police and 34 civilian support staff. Over the years the force has achieved an enviable record of performance in law enforcement.

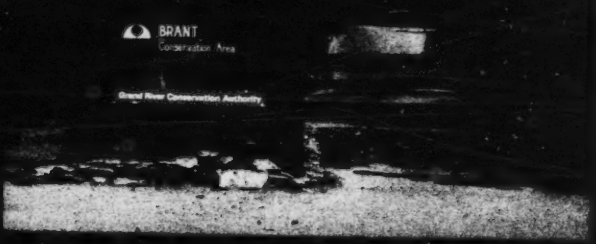
Telecommunications

All means of telecommunications are readily available within Brantford. Bell Canada provides a modern and efficient telephone service, linked to telephone systems around the world. CN/CP Telecommunications, provides worldwide cable inter-connections. Canada's three major television networks, CBC, CTV and Global, all broadcast into Brantford. An independent station, CHCH-TV in Hamilton also provides local viewing. Brantford and area is served by cable television thereby expanding the public's viewing ability to other Canadian television stations, the three commercial U.S. networks and the U.S. Public Broadcasting System (PBS).





Bell Homestead



BRANT
COUNTY
MUSEUM

Telecommunications Museum

In 1972, Bell Canada offered its Historical Collection for the purpose of incorporating it into a national institution of world significance. Undoubtedly the City of Brantford's strong historical ties with the telecommunications industry influenced Bell Canada's decision to donate to a museum located within the City. The Bell Homestead, already located in Brantford, draws 50,000 visitors annually, and would serve to complement the proposed museum.

The City's commitment to the project was first established in 1974 with the formation of the Telecommunications Museum of Canada Planning Committee.

By June of 1979, an Initial Planning Report was completed, concluding that the telecommunications industry achievements in Canada have placed Canada in a current position of world leadership, and that if imaginatively conceived and executed, a museum such as this could play a vital role in the preservation of an important aspect of Canadian history. The City of Brantford has made a major commitment to the project with the purchase of a site within the downtown core.

In February, 1982, a Final Report concerning a method to carry the project through its design and construction phases was completed. The Museum is seen as a 56,000 square foot core structure, in a modern architectural style. Although the nucleus of the Museum will centre on the Bell Historical Collection, other related collections in the field of telecommunications, including those popularized by science centres will be showcased. It is anticipated that the Museum will draw about 250,000 to the City in its first year of operation. In short, the Telecommunications Museum of Canada will direct all of its energies towards the collection, presentation, and interpretation of artifacts and related telecommunications materials; past, present and future.

On September 9, 1982, the Minister of Consumer and Corporate Affairs (Canada) issued Letters Patent incorporating a federal corporation under the name of the Telecommunications Museum of Canada/Musée des Télécommunications du Canada.

On June 19, 1983, the Telecommunications Information Centre in Brantford was officially opened. Located at the Bell Homestead, it features a tourist information centre, audio-visual theatre, meeting room and a small exhibit area designed to promote the museum. This exhibit includes such artifacts as early radios, photographs, and a model of the site.

The extent of the involvement of Federal, Provincial and Municipal government with the project from the beginning is a positive indication of future support for the museum.

Recreational and Cultural Facilities

Brantford offers a great number of excellent cultural attractions and provides or operates a wide variety of recreational facilities and programs for its citizens. The City has in excess of 70 parks totalling more than 1400 acres, including the 485 acre Brant Park (operated by the Grand River Conservation Authority) which is located along the Grand River and offers a great variety of activities including camping and swimming. Brantford's park system has been designed to provide a reasonable balance between active recreational areas and ornamental and rest areas. Due to the City's location along the Grand River, boating, camping and fishing are available within the City. Other activities such as skiing, curling, tobogganning and skating are available during the winter months, while baseball diamonds, picnic areas, soccer and football fields, wading and swimming pools, golf courses and lawn bowling are available during the summer.

In addition, the City offers year-round facilities for tennis, squash, hand and raquetball, as well as the Aquatic Centre with an Olympic Class indoor swimming

pool, diving towers, gymnasium, saunas and whirlpool. Numerous national and international events have been held at the Centre.

Brantford boasts a wide variety of cultural attractions with a special emphasis on its historical heritage. The Bell Homestead, designated as a national historic site in 1953, has maintained public exhibits since 1910. Replicas of Bell's early experimental transmitters and a fine collection of turn-of-the-century furnishings entertain interested visitors. A number of annual events are held in the Brantford area including the Brantford Highland Games, the Six National Indian Pageant and the International Villages Festival.

Other attractions such as the Brant County Museum and her Majesty's Chapel of the Mohawks are open to the public year-round. The museum maintains a fine collection of pioneer and Indian artifacts while the Chapel (a reconstruction of the original) is the oldest Protestant place of worship in Ontario. Glenhyrst, an estate home located in a sixteen acre park, is now an art gallery and a centre for activities related to the visual arts.

Brantford's seventy-two piece symphony orchestra performs annual series of concerts which are well received each year. Little theatre groups are active in the community while professional theatre can be attended in Hamilton and Toronto.

Recreational and cultural facilities are an important part of the fabric of life in the City. While somewhat hard to value, these intangibles help to provide a dimension of strength, quality, stability and permanence to the City's economy. Far from being just a good place to work, Brantford is a good place to live and grow.

Education

The development and diversification of educational resources is recognized as one of the most important elements in the maturity of a local economy. The City's demands for quality education are met by a wide variety of educational institutions. A child in Brantford has the choice of being educated in either the English or French language from pre-Kindergarten to completion of high school. The Brant County Board of Education has responsibility for public schools while The Brant County Roman Catholic Separate School Board is responsible for separate/parochial schools. Special education is provided for students with learning disabilities, including a school for the mentally retarded, a school for students suffering from cerebral palsy, and special classes for children with hearing and visual disabilities.

The present school system operated 66 schools in the County in 1985 with total enrollment of 20,547 students and 1,174 teachers, for an average student/teacher ratio of 17.5.

Post secondary education is available at McMaster University in Hamilton only 20 miles from Brantford. McMaster University is a highly regarded institution which offers degrees in Health Sciences, Engineering, Humanities, Social Sciences and Business. The post-secondary education facilities of McMaster are complemented by the Mohawk College of Applied Arts and Technology. Its Braneida Campus, located in the heart of Brantford's industrial area, offers courses in specialized academic and advanced technical subjects and in cooperation with both the provincial and federal governments, several retraining programs. McMaster also offers six programmes per year at Mohawk College, while Mohawk College's Fennell Campus in Hamilton offers two and three year full time diploma programmes in Applied Arts, Business and Technology and apprenticeship courses in Motor Mechanics, Air Conditioning and Electricity. Other fully accredited Universities within easy commuting distance include the University of Waterloo in Waterloo and the University of Guelph in Guelph.

Employer-sponsored apprenticeship training courses are offered through the Brantford Industrial Training Advisory Committee on application by an employer to the Ministry of Colleges and Universities Industrial Training Branch and includes Machinist and Maintenance Mechanic courses.

Brant County Public School System–1985

Table IV-3

Schools	49
Students	16,500
Teachers	936
Student/Teacher ratio	17.6:1
Other Institutions	1

Brant County Separate School System–1985

Table IV-4

Schools	17
Students	4,047
Teachers	223
Student/Teacher ratio	18:1

Source: Administrative Offices, Brant County School System.

Tertiary Education System–1985

Mohawk College of Applied Arts and Technology.

Table IV-5

Students–full time	550
–part time (annual)	3,200
Faculty	52

Brant-Colborne Campus

Students	140
Faculty	14

Brantford General Hospital Campus (Nursing)

Students	165
Faculty	20

Brant-Queen Campus
Basic Job Readiness Programme

Students	45
Faculty	6

Source: Dean's Office, Mohawk College.

Local Sector Current and Capital Finances

PART V

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Local Sector Current and Capital Finances

Current Finances

City Corporation

Provincial legislation requires that an audit of the financial statements and records of each municipality and its utilities be carried out by a Provincially licenced municipal auditor appointed by and reporting directly to the municipal council. The Council employs as licenced auditors the firm of Millard, Rouse and Rosebrugh. The accounting principles and the form of the financial statements are prescribed by the Province and are uniform for all Ontario municipalities. Revenues and expenditures are reported on an accrual basis with the exception of principal and interest charges on long term debt, which are recognized as expenses in the year of payment; that is, no interest or principal is accrued for the period from the last interest payment date of each debenture to the end of the calendar year. A copy of the annual financial report incorporating the prescribed financial statements is required to be filed with the Province which annually publishes an unaudited summary of the financial statements of each municipality.

Statement of Revenue and Expenditure of the Corporation of the City of Brantford, 1981-1984

The following table sets forth the current revenues classified by purpose and current expenditures classified by function of the City for the years 1981 to 1984. Expenditures include any capital expenditures financed from current funds and all debt service costs met from current tax levies. The table reflects the revenue and expenditures of the revenue fund and the following local boards and municipal enterprises:

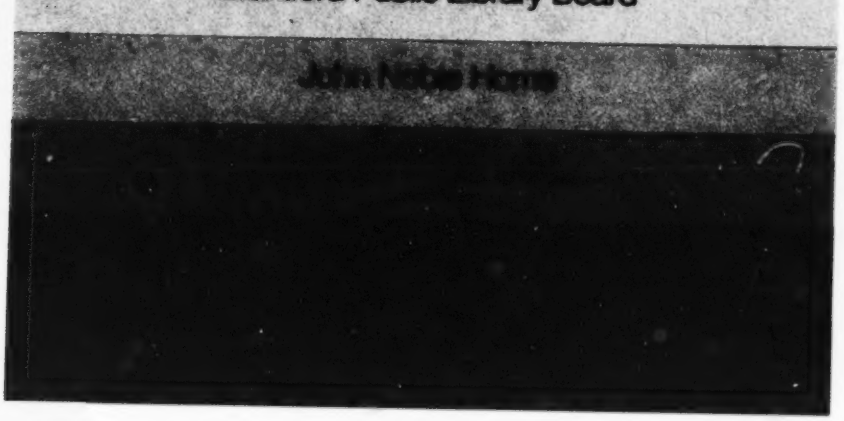
Brantford Airport Commission

Board of Police Commissioners

Brant County District Health Unit

Brantford Public Library Board

John Noble Home



Statement of Revenue and Expenditure

Table V–1

	1984	1983	1982	1981
ACCUMULATED NET REVENUE (DEFICIT) AT THE BEGINNING OF THE YEAR	$ 1,917,465	$ 1,355,413	$ 1,746,426	$ 1,266,216
REVENUE BY PURPOSE				
Municipal Purposes				
Taxation	$28,692,535	$27,133,580	$25,181,979	$22,941,434
Payments in lieu of taxes	848,973	877,226	764,562	822,199
Ontario Grants	14,902,748	14,676,528	13,311,412	10,933,366
Other Grants	1,041,956	1,233,489	468,368	363,522
Fees & Service Charges	5,906,335	5,236,060	4,876,851	4,927,946
Other	6,071,723	6,820,935	5,756,355	4,317,862
	$57,464,270	$55,977,818	$50,359,527	$44,306,329
School Board Purposes				
Taxation	$18,112,295	$16,981,861	$15,314,910	$15,160,832
Payments in lieu of taxes	212,834	201,534	180,844	303,343
	$18,325,129	$17,183,395	$15,495,754	$15,464,175
TOTAL REVENUE	$75,789,399	$73,161,213	$65,855,281	$59,770,504
EXPENDITURES & TRANSFERS				
Municipal Expenditures				
General Government	$ 6,439,198	$ 7,618,803	$ 5,956,090	$ 3,999,261
Protection to Persons & Property	11,716,000	11,263,913	11,138,730	10,113,132
Transportation Services	9,728,070	10,160,389	9,698,590	7,822,613
Environmental Services	7,733,916	7,393,857	6,944,104	7,014,218
Health Services	2,103,310	2,030,376	1,626,244	1,351,426
Social & Family Services	9,431,356	8,710,484	7,693,266	6,495,246
Recreation & Cultural Services	8,220,346	7,428,074	7,007,099	6,317,188
Planning and Development	852,683	814,680	725,781	605,037
Business Improvement Area	60,000	–	–	50,000
	$56,284,877	$55,420,576	$50,789,904	$43,768,121
Transfers				
Transfers to School Boards	$18,326,428	$17,178,585	$15,456,390	$15,522,173
TOTAL EXPENDITURES & TRANSFERS	$74,611,307	$72,599,161	$66,246,294	$59,290,294

	1984	1983	1982	1981
ACCUMULATED NET REVENUE (DEFICIT) AT END OF THE YEAR	$ 3,095,557	$ 1,917,465	$ 1,355,413	$ 1,746,426
Analyzed as follows,				
General Revenue	$ 2,024,270	$ 1,236,693	$ 1,136,347	$ 2,054,240
School Boards	(660)	639	(4,171)	(43,535)
Local Boards	(974)	1,690	19,248	(13,242)
Municipal Enterprises	1,072,921	678,443	203,989	(251,037)
	$ 3,095,557	$ 1,917,465	$ 1,355,413	$ 1,746,426

The following table breaks down the sources of revenue, showing that the City has generally raised about half its revenue requirements by taxation. The balance comes largely from payments in lieu of taxes and grants by the Governments of Ontario and Canada, and other sources.

Sources of Revenue

	1984	1983	1982	1981
TAXATION				
Realty – Residential	$24 057 603	$22 516 176	$20 714 829	$19 229 020
Commercial	10 944 898	10 396 339	9 539 763	9 018 961
Business	5 395 377	5 117 111	4 710 304	4 482 029
Other Charges	1 397 046	1 301 545	1 222 645	1 099 513
Direct Water Billings	3 780 155	3 411 688	3 027 328	3 048 916
Sewer Surcharges	1 229 751	1 372 582	1 282 020	1 223 827
	$46 804 830	$44 115 441	$40 496 889	$38 102 266
Government of Ontario:				
Payments in Lieu of Taxes	$ 636 161	$ 596 489	$ 555 819	$ 510 513
Grants – Unconditional	7 241 655	7 021 441	5 975 733	5 373 233
Specific	7 661 093	7 655 087	7 335 679	5 650 133
	$15 538 909	$15 273 017	$13 867 231	$11 533 879
Government of Canada:				
Payments in Lieu of Taxes	$ 126 877	$ 184 950	$ 103 345	$ 370 242
Grants – Specific	528 410	815 313	65 435	26 203
	$ 655 287	$ 1 000 263	$ 168 780	$ 396 445
MUNICIPAL ENTERPRISES				
Payment in Lieu of Taxes	$ 298 769	$ 297 321	$ 286 242	$ 244 787
Other Revenue	12 491 604	12 475 171	11 036 139	9 493 127
TOTAL REVENUE	$75 789 399	$73 161 213	$65 855 281	$59 770 504

City Assessment

Taxable assessments are established by Provincial authorities pursuant to the provisions of The Assessment Act of Ontario. To this taxable assessment is added a valuation of tax exemption properties for which the City receives grants in lieu of taxes. The table below indicates the division of assessment between residential and commercial/industrial properties for general purposes for the years 1981 to 1984.

The 1984 assessment of the City of Brantford was $221.9 million, comprised of 63.8% residential and farm property and 36.2% industrial and commercial property. These figures exclude an allowance for exempt properties on which payments in lieu of taxes are received.

For determining certain Provincial Grants, the Province's equalization factor for the City for 1983 was 13.33% based on the determination that assessments were equal to that percentage of current market values. The Province has undertaken a programme of re-assessment under Section 63 of the Assessment Act of the entire Province at current market value. This re-assessment, which is voluntary, has not yet been completed. Brantford has now been re-assessed at market value, resulting in 1983 market value assessment of $1.7 billion.

Taxable Assessment

($000's Except Percentages)

Table V-3

Year	Residential & Farm		Commercial, Industrial & Business		Total	
1984	$141,558	63.8%	$80,296	36.2%	$221,854	100%
1983	139,512	63.4	80,708	36.6	220,220	100
1982	137,455	63.5	79,026	36.5	216,481	100
1981	133,964	63.0	78,818	37.0	212,782	100

Tax Collections

The City is responsible for the billing and collection of taxes for its own and education purposes. Accordingly, residential and commercial mill rates are determined by the City. Taxes which are not paid when due are subject to an interest penalty of 1-1/4% per month which is added to the tax arrears and collected as taxes.

Tax Collections

($000's Except Percentages)

Table V-4

	1984	1983	1982	1981
Total Taxation (1)	$46,805	$44,115	$40,497	$38,102
Current Taxes Billed	$41,795	$39,331	$36,188	$33,330
Tax Arrears (2)	$ 3,786	$ 3,307	$ 3,013	$ 2,266
% of Current Taxes Billed	9.1%	8.4%	8.3%	6.7%
Current Collections of Current Taxes Billed (3)	$38,637	$37,628	$34,293	$32,346
% of Current Taxes Billed	92.4%	95.7%	94.7%	95.6%
Total Collections (4)	$40,695	$39,825	$36,147	$33,819
% of Current Taxes Billed	97.37%	101.3%	99.9%	100.0%

(1) Represents taxation revenue as reported in financial statements (including direct water billings and sewer surcharges).

(2) The total tax arrears outstanding as at December 31, 1984 were composed as follows:

Unpaid Taxes 1984	$1,961,187
Unpaid Taxes (prior years)	1,312,454
Penalties and Interest	572,815
	$3,846,456
Allowance for uncollectible taxes	60,178
	$3,786,278

(3) Current collections includes collections of current year's taxes only.

(4) Total collections include: collections of current taxes, tax arrears and penalties and interest; collection of charges placed on tax bills for collection purposes only; tax deferrals, taxes transferred to tax registration and taxes written off.

SOURCE: City of Brantford

Brantford's realty taxes provided 47.7% of the City's total revenue in 1984. The realty taxes work out to a 2 to 1 ratio of residential to commercial receipts indicating the strong commercial base in Brantford. The largest taxpayer, Massey-Ferguson Industries Limited pays less than 5.0% of realty taxes, again indicative of Brantford's broad taxation base.

Table V-5 lists Brantford's largest realty taxpayers while Table V-6 lists Brantford's receipts of payments in lieu of taxes from various government bodies.

City of Brantford's Largest Realty and Business Taxpayers

Table V-5

	Realty & Business Tax 1984
Massey-Ferguson Limited	$2,146,916
Regional Shopping Centres Limited	472,907(1)
S. C. Johnson and Son Limited	380,949
Gates Canada Inc.	378,587
R. Wrjesnewskij	370,848(1)
KeepRite Inc.	296,511
Hussman Store Equipment Limited	286,015
Harding Carpets Limited	271,987
Union Gas Limited	268,527
Oshawa Properties	247,867
McGaw Manufacturing	222,044
Twinpak Inc.	175,705
R. M. Calbeck Ltd.	172,675
Woodlands Division of Koehring Canada Ltd.	153,471
Crane Canada Limited	149,071
Bauer Bros. Co. Canada Ltd.	142,638
Inmont Canada Ltd.	142,151
CN Limited	125,685(1)
Amoco Fabrics Ltd.	118,810
440772 Ontario Limited	112,162

(1) Denotes Realty Taxes only

Grants in Lieu of Taxes

($000's)

Table V-6

	1984	1983	1982	1981
Canada	$ 126,877	$ 183,976	$102,096	$ 85,000
Canada Enterprises		974	1,249	285,242
Ontario & Ontario Enterprises				
OHC	487,165	463,041	430,452	407,758
Hospitals, Colleges, etc.	59,350	53,250	53,300	54,300
LCBO	12,858	12,479	11,249	10,130
Other (a)	76,788	67,719	60,818	38,325
Municipal Enterprises	298,769	297,321	286,242	244,787
	$1,061,807	$1,078,760	$945,406	$1,125,542

(a) "Other" includes grants from Ontario Hydro, Ministry of Transportation and Communication, Ontario Provincial Police and Province of Ontario Savings Office in lieu of property taxes.

Public Utilities Commission

The Corporation of the City of Brantford issues debenture debt on behalf of the Public Utilities Commission and charges for such debt are met by revenues of the Commission. These charges include payments for both principal and interest plus accruals for the period from the date of the last payment to the end of the fiscal year for the Hydro Electric department only. Both Transit and Waterworks account for principal and interest payments on the same basis as the City.

Transit System

The transit system operating deficit is financed by the City of Brantford and subsidized by the Province of Ontario. Provincial subsidies are 50% of approved net operating expenditure and 75% of capital expenditure. The 1984 transit operating deficit was $1,476,004, of which $658,734 was recovered through provincial subsidy and the balance financed through the mill rate.

The following table sets forth financial information and operating statistics of the Brantford Transit System for the years 1981 to 1984.

Transit System

Statement of Revenue and Expenditures

Table V-7

	1984	1983	1982	1981
Passenger Revenue	$1,242,620	$1,104,581	$1,011,226	$ 892,771
Miscellaneous Revenue	90,157	119,881	81,302	102,631
TOTAL REVENUE	$1,332,777	$1,224,462	$1,092,528	$ 995,402
EXPENDITURES				
Transportation	$1,798,065	$1,654,613	$1,143,626	$1,040,711
Equipment & Vehicle Maintenance	405,107	408,174	752,301	676,222
Premises and Plant	134,933	229,667	183,364	139,386
General and Administrative	470,676	463,099	363,002	263,852
TOTAL EXPENDITURES	$2,808,781	$2,755,553	$2,442,293	$2,120,171
Current Operating Deficit	$1,476,004	$1,531,091	$1,349,765	$1,124,769
City of Brantford–subsidy to offset deficit	1,476,004	1,531,091	1,349,765	1,124,769
	–	–	–	–

Waterworks

Waterworks is generally considered to be a self-sustaining enterprise. User charges and other revenues are sufficient to pay for operating expenditures and debt. At December 31, 1984 the waterworks system had an accumulated operating surplus of $1,072,921.

The following table shows the revenues and expenditures for the Water Department for the years 1981 to 1984.

Table V-8

Waterworks
Statement of Operating Revenue and Expenditures

	1984	1983	1982	1981
ACCUMULATED NET REVENUE (DEFICIT) AT THE BEGINNING OF THE YEAR	$ 678,443	$ 194,268	$ (267,108)	$ (224,399)
REVENUE				
Metered Sales	$3,780,155	$3,411,688	$3,027,328	$2,788,409
Other	127,483	120,558	35,035	49,515
Fire Protection Service	232,291	214,622	246,020	191,526
Frontage Levy	20,139	22,309	17,749	20,311
Other	33,887	31,927	32,475	19,466
TOTAL REVENUE	$4,193,955	$3,801,104	$3,358,607	$3,069,227
EXPENDITURES				
Source of Supply	$ 21,577	$ 7,078	$ 11,277	$ 9,037
Pumping Station Expenses	603,506	671,619	689,971	570,939
Water Treatment	480,009	351,359	536,000	550,859
Transmission & Distribution	872,203	868,156	721,970	893,893
Meter Reading	266,004	261,368	137,920	127,897
Admin. & General Expenses	549,818	715,163	509,016	498,538
Other Expense	169,849	199,575	72,774	135,373
Transfers to the Capital Fund	836,511	242,611	218,303	325,400
TOTAL EXPENDITURES	$3,799,477	$3,316,929	$2,897,231	$3,111,936
Current Operating Revenue (Deficit)	$ 394,478	$ 484,175	$ 461,376	$ (42,709)
ACCUMULATED NET REVENUE (DEFICIT) AT THE END OF THE YEAR	$1,072,921	$ 78,443	$ 94,268	$ (267,108)

Hydro Electric Department

Provincial legislation requires the Hydro Department to be self-sustaining. In 1984, the excess of revenues over expenditures was $1,434,800. In 1984 debt payments totaled $15,633. Fixed assets are depreciated on a basis set by Ontario Hydro. In 1984 charges for depreciation of assets totaled $902,227.

The following table sets forth the revenues and expenditures of the Hydro Department in the distribution of electric power for the years 1981 to 1984.

Table V-9

Hydro Electric Department
Statement of Revenue and Expenditures

	1984	1983	1982	1981
TOTAL REVENUE	$27,770,319	$24,558,132	$22,099,492	$20,318,40
Less: Power purchased –Ontario Hydro	23,474,221	21,264,194(1)	18,966,960	17,789,41
NET REVENUE	$ 4,296,098	$ 3,293,938	$ 3,132,532	$ 2,528,98
TOTAL EXPENDITURES	$ 2,819,279	$ 2,489,809	$ 2,553,691	$ 2,319,08
Income Before Financial Expense	1,476,819	804,129	578,841	209,89
Financial Expense: Interest Expense	42,019	39,125	71,865	38,82
NET INCOME FOR THE YEAR	$ 1,434,800	$ 765,004	$ 506,976	$ 171,07

School Boards

The Brant County Board of Education and the Brant County Roman Catholic Separate School Board are supervised by the Ontario Ministry of Education; the City has no jurisdiction over matters of education. The Province supports the School Boards through direct grants with the remaining obligations being met by sundry revenues and levies on local municipalities.

Table V-10 presents a summary of revenue and expenditures of the Brant County Board of Education and Roman Catholic Separate School Boards for the years 1982 to 1984. Expenditures increased 6% from 1983 to 1984. Revenues were comprised of $36.2 million Provincial Grants (59%) and $25.6 million in net local requisitions (41%) in 1984.

Combined Statement of Revenue and Expenditures of the School Boards

($000's)

Table V-10

	1984	1983	1982
EXPENDITURES			
Instruction	$49,028	$45,592	$41,397
Other Operating Expenditures	5,042	5,505	4,224
Plant Operation and Maintenance	7,756	6,784	6,554
Capital Expenditure (non-allocable)	213	929	722
Non-operating Expenditure	182	199	212
Debt Charges	1,449	1,572	1,721
TOTAL EXPENDITURES	$63,670	$60,581	$54,830
Recovery of Expenditures (1)	1,811	2,111	2,667
NET EXPENDITURES	$61,859	$58,470	$52,163
REVENUES			
Government of Ontario Grants	$36,224	$33,983	$30,674
Local Taxation	26,674	25,551	21,939
Net under (over) Requisition	(1,039)	(1,064)	(450)
TOTAL REVENUES	$61,859	$58,470	$52,163

NOTES:
(1) Recovery of Expenditures includes: Other School Boards – tuition fees and miscellaneous contributions, Ontario Government – tuition fees and miscellaneous contributions, Government of Canada contributions, tuition fees from individuals and other revenue (excluding transfers from reserves).

Capital Finances

City Corporation

Table V-11 presents the City's capital fund operations statement for 1981 to 1984.

Capital expenditures by the City were $8.88 million in 1984, a 28% increase from $6.93 million in 1983. The major capital expenditure functions of the City were Planning and Development and Transportation representing 34.1% and 30.4%, respectively, of capital expenditures in 1984.

Unfinanced capital outlay at the end of 1984 was $8 million.

Table V-11 Statement of Capital Fund Operations

	1984	1983	1982	1981
UNFINANCED CAPITAL OUTLAY (UNEXPENDED CAPITAL FINANCING) AT BEGINNING OF YEAR	$(3,387,399)	$(2,911,437)	$(3,814,511)	$ 9,893,23
CAPITAL EXPENDITURE:				
General Government	$ –	$ –	$ –	$ –
Protection to Persons and Property	687,874	550,223	1,049,666	201,04
Transportation	2,701,459	2,764,234	2,428,365	2,763,61
Environmental Services	1,977,094	1,185,702	962,389	1,597,50
Health Services	400	651,699	–	–
Social & Family Services	20,317	29,732	–	20,317
Recreational & Cultural	465,354	181,899	651,382	440,79
Planning & Development	3,030,455	328,160	1,817,719	1,853,56
TOTAL CAPITAL EXPENDITURE	$ 8,882,953	$ 5,691,649	$ 6,909,521	$ 6,856,52
CAPITAL FINANCING:				
Revenue Fund	$ 3,044,588	$ 2,562,015	$ 2,061,439	$ 2,160,56
Reserves & Reserve Funds	1,845,137	1,311,688	71,253	3,295,41
Long Term Debt	5,986,014	1,877,525	1,100,000	8,451,12
Canada Grants	(5,225)	168,037	53,044	2,512,82
Ontario Grants	3,661,188	1,554,086	1,396,791	3,640,39
Prepaid Charges	72,920	94,326	60,798	66,48
Sale of Fixed Assets	903,244	176,171	987,572	286,68
Donations	230,401	50,652	41,701	123,78
Payments for New Services	4,627	338,166	96,714	50,45
Other	163,908	13,258	181,334	17,30
TOTAL CAPITAL FINANCING	$15,906,802	$ 8,145,924	$ 6,050,646	$20,605,03
TRANSFERS TO OTHER FUNDS	$ 2,426,018	$ 1,978,313	$ 44,199	$ 40,75
UNFINANCED CAPITAL OUTLAY (UNEXPENDED CAPITAL FINANCING) AT END OF YEAR	$ (7,985,230)	$(3,387,399)	$(2,911,437)	$(3,814,511)

As the previous table indicates, the City has provided substantial internally funded capital financing during the past four years. Revenue Fund and Reserves and Reserve Funds contributed $16.3 million or 32.2% of the total capital financing requirement during that period. Contributions to capital represented $4.9 million or 30.7% in 1984.

The following table sets forth a summary of the 1985-1989 capital program for the City which has been approved by Council. Projections of expenditures in the five year program are based upon current priorities, an assumption that all preparation and planning will be completed and that all necessary governmental approvals will be obtained in time to allow projects to commence in accordance with the program, and assume that existing Federal and Provincial assistance policies will continue. Provision is included therein for all costs. In practice actual expenditures in any given year, including the first year of the program is revised and submitted annually to City Council and the Ontario Municipal Board for re-assessment of indicated requirements for ongoing approved projects and the priorities for new projects.

City of Brantford 5 Year Capital Forecast 1985-1989

Table V-12

($000's)

	1985	1986	1987	1988	1989	TOTAL
Estimated Assessment for Taxation Purposes	$229,091	$233,253	$237,457	$239,832	$242,230	$1,181,863

Capital Works for which Ontario Municipal Board Approval will be Requested

Table V-13

	1985	1986	1987	1988	1989	TOTAL
TAX SUPPORTED PROGRAMS						
Roads	$ 626	$ 582	$ 925	$ 734	$ 750	$ 3,617
Flood Control		275		191		466
Waterfront Development	330	300	300	300	300	1,530
Trunk Sewers	500	500	500	500	500	2,500
Parks and Rec	100	300	400		700	1,500
Police	142					142
Other Municipal Projects	560	1,994				2,554
Transit	88		100			188
TOTAL TAX SUPPORTED PROJECT	$ 2,346	$ 3,951	$ 2,225	$ 1,725	$ 2,250	$ 12,497
Recoverable						
Sidewalks, Curbs and Gutters	$ 100	$ 100	$ 100	$ 100	$ 100	$ 500
Storm and Sanitary Sewers	148	122	69	77	70	486
Water	1,334	1,300	1,245	1,048	1,127	6,054
TOTAL RECOVERABLE	$ 1,582	$ 1,522	$ 1,414	$ 1,225	$ 1,297	7,040
TOTAL CAPITAL PROGRAMS	$ 3,928	$ 5,473	$ 3,639	$ 2,950	$ 3,547	$ 19,537
ANNUAL DEBT CHARGES 10 YEARS, 11% INTEREST						
Raised by Mill Rate	$ 398	$ 671	$ 378	$ 293	$ 382	$ 2,122
Recoverable	269	258	240	208	220	1,195
TOTAL	$ 667	$ 929	$ 618	$ 501	$ 602	$ 3,317

* OMB approval will be applied for but not used.

Source: City of Brantford, Treasury Department

Local Sector Debt Finance

PART VI

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Local Sector Debt Finance

Borrowing Powers

Capital requirements of the City which are not met by Federal or Provincial grants or from funds generated internally are met by the issue of debentures by the City of Brantford. Capital financing, required by the Brant County School Boards to date has been provided through debentures issued by the School Boards for purchase by the Ontario Education Capital Aid Corporation, a Provincial Crown Corporation. The School Boards have the right to issue debt obligations in their own name to the public, as provided for under the Provincial legislation. Recent precedents have seen the senior municipality issue debentures on behalf of the School Boards. The City has no liability for debentures issued by the School Boards, although debt is supported by the taxpayers of Brantford according to provincially-determined sharing ratios, which are based on each municipality's taxable assessment. The Ontario Municipal Board oversees all debenture applications and generally will not let a City exceed 10% of the equalized assessment as a gross debt limit. A further limit of 25% of total own purpose expenditures to service existing and future capital formation is also applied.

Gross and Net Debt

Table VI-1 sets out the Gross and Net Debt positions of the City for the years 1981 to 1984. Gross Direct and Overlapping Debt was $26.4 million at December 31, 1984. Of this amount, $3.3 million was School Board Debt and of this amount $2.1 million was supported by Provincial grants. A further $1.2 million of Gross Direct and Overlapping Debt was self-liquidating utility debt and Sinking and Reserve Funds accounted for another $1.4 million. The net amount of debt supported by the City's taxpayers was $21.7 million of which $1.2 million was School Board Debt and $20.5 million was general municipal debt.

Selected Debt Information

Table VI-2 outlines selected debt ratios of the local sector for the years 1981 to 1984. Gross Debt per capita ($357 in 1984 which represented 2.3% of disposable income and 1.6% of equalized assessment) has maintained a fairly steady level through the four year period. Net Debt as a percent of equalized assessment has gone from 1.0% in 1981 to 1.2% in 1984. Both Gross and Net Debt as a percent of disposable income have maintained consistent levels over the period.

Local Sector Gross and Net Debt

($ 000's)

Table VI-1

	1984	1983	1982	1981
GENERAL MUNICIPAL ACTIVITIES				
General Government	$ 293	$ 383	$ 471	$ 557
Protection to Persons & Property	1,608	717	754	788
Transportation Services	5,564	3,868	4,175	3,938
Environmental Services	8,340	8,327	8,727	8,963
Health Services	908	155	204	251
Social & Family Services	017	29	41	52
Recreation and Cultural Services	1,537	1,642	1,740	1,831
Planning & Development	3,626	2,103	–	
Total General Municipal Activities	$21,893	$17,224	$16,348	$16,380
MUNICIPAL ENTERPRISES				
Waterworks	$ 1,095	$ 878	$ 900	$ 790
Hydro	039	52	65	78
Parking	020	40	60	80
Total Municipal Enterprises	$ 1,154	$ 970	$ 1,025	$ 948
Gross School Board Debt (1)	$ 3,360	$ 4,172	$ 4,849	$ 5,771
Gross Direct & Overlapping Debt	$26,407	$22,366	$22,222	$23,099
LESS: SELF-LIQUIDATING DEBT (2)				
Waterworks	$ 1,095	$ 878	$ 900	$ 790
Hydro	39	52	65	78
Parking	20	40	60	80
Sinking & Reserve Funds (3)	1,442	1,562	1,635	2,003
Provincial Share of School Board Debt (4)	2,112	2,597	3,044	3,552
Net Direct & Overlapping Debt	$21,699	$17,242	$16,518	$16,596
Less: School Board Debt Supported by City Taxpayers	$ 1,248	$ 1,580	$ 1,805	$ 2,219
Net Direct Tax Supported Debt	$20,451	$15,662	$14,713	$14,377

Notes:

(1) Represents the Brant County Board of Education and Brant County Roman Catholic Separate School Board net debt. The City of Brantford's share of expenditure averaged 66% and 78% respectively for the years 1981 to 1984. 1984 sharing ratios were 68% and 71% respectively.

(2) These debts are considered to be properly deductible since debt service charges for these operations are payable from revenues derived from user charges for the services of these municipal utilities.

(3) Includes the total value of sinking funds and the balance of the Ministry of the Environment Debt Retirement Fund to end of year to retire outstanding long term liabilities and the long term liabilities issued by the municipality held as investments.

(4) To the extent that capital expenditures for education eligible for Provincial grants are financed by the issuance of debentures, debt charges are approved costs for purposes of grant calculations. In 1984, general legislature grants amounted to 54% and 83% of expenditures for the Brant County Board of Education and the Brant County Roman Catholic Separate School Board respectively.

Table VI-2

Brantford Selected Debt Information

($000's except population, per capita and percentages)

	1984	1983	1982	1981
Population	73,540	73,525	73,254	73,346
Gross Direct & Overlapping Debt	$ 26,407	$ 22,366	$ 22,222	$ 23,099
Net Direct Tax Supported Debt	$ 20,451	$ 15,662	$ 14,713	$ 14,377
Debt per Capita				
Gross	$ 359	$ 304	$ 303	$ 315
Net	$ 278	$ 213	$ 201	$ 196
Equalized Assessment*	$1,648,245	$1,652,215	$1,583,628	$1,481,769
Debt as a % of Assessment				
Gross	1.6%	1.4%	1.4%	1.5%
Net	1.2%	0.9%	0.9%	1.0%
Net Debt as a % of Own Purpose Expenditures	36%	28%	29%	31%
Gross Debt Service as a % of Total Expenditures	4.6%	4.7%	5.0%	4.9%

*Equalized Assessment is calculated by dividing the assessment by the provincial equalization factor. The equalization factor for the City of Brantford was 13.46 for 1984; 13.33 for 1983; 13.67 for 1982; and 14.36 for 1981.

Table VI-3

Local Sector Debt Service 1981 – 1984

(000's)

	1984	1983	1982	1981
General Municipal Activities	$2,747	$2,704	$2,583	$2,098
Municipal Enterprises	208	240	217	217
Total Municipal	$2,955	$2,943	$2,800	$2,315
School Debt (1)	466	453	587	593
GROSS DEBT SERVICE	$3,421	$3,396	$3,387	$2,908

Source: City of Brantford

(1) School Debt service represents the City of Brantford taxpayer's share of the Brant County and Brant County Separate School Boards' Debt Service (net of Provincial Grants). This share was approximately 66% of the Brant County Board of Education and 73% of the Brant County Roman Catholic Separate School Board debt service for the years 1980 to 1984.

Schedule of Debenture Debt Repayment

For the Years 1985 – 2004

Table VI-4

Year	Principal	Interest	Balance Principal o/s
1985	1,458,237	2,192,823	18,225,333
1986	1,431,019	2,041,771	16,794,314
1987	1,413,153	1,884,056	15,381,161
1988	1,402,423	1,727,436	13,978,738
1989	1,544,910	1,561,829	12,433,828
1990-1994	8,298,514	4,900,845	4,135,314
1995-1999	3,291,911	1,159,549	843,403
2000-2004	843,403	82,021	0

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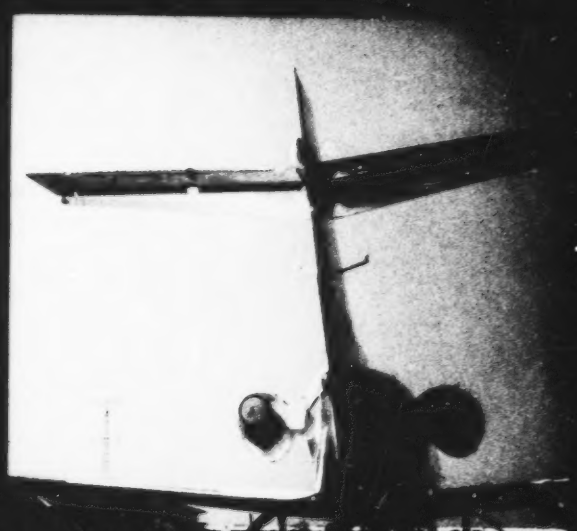
Harding Carpets Ltd.

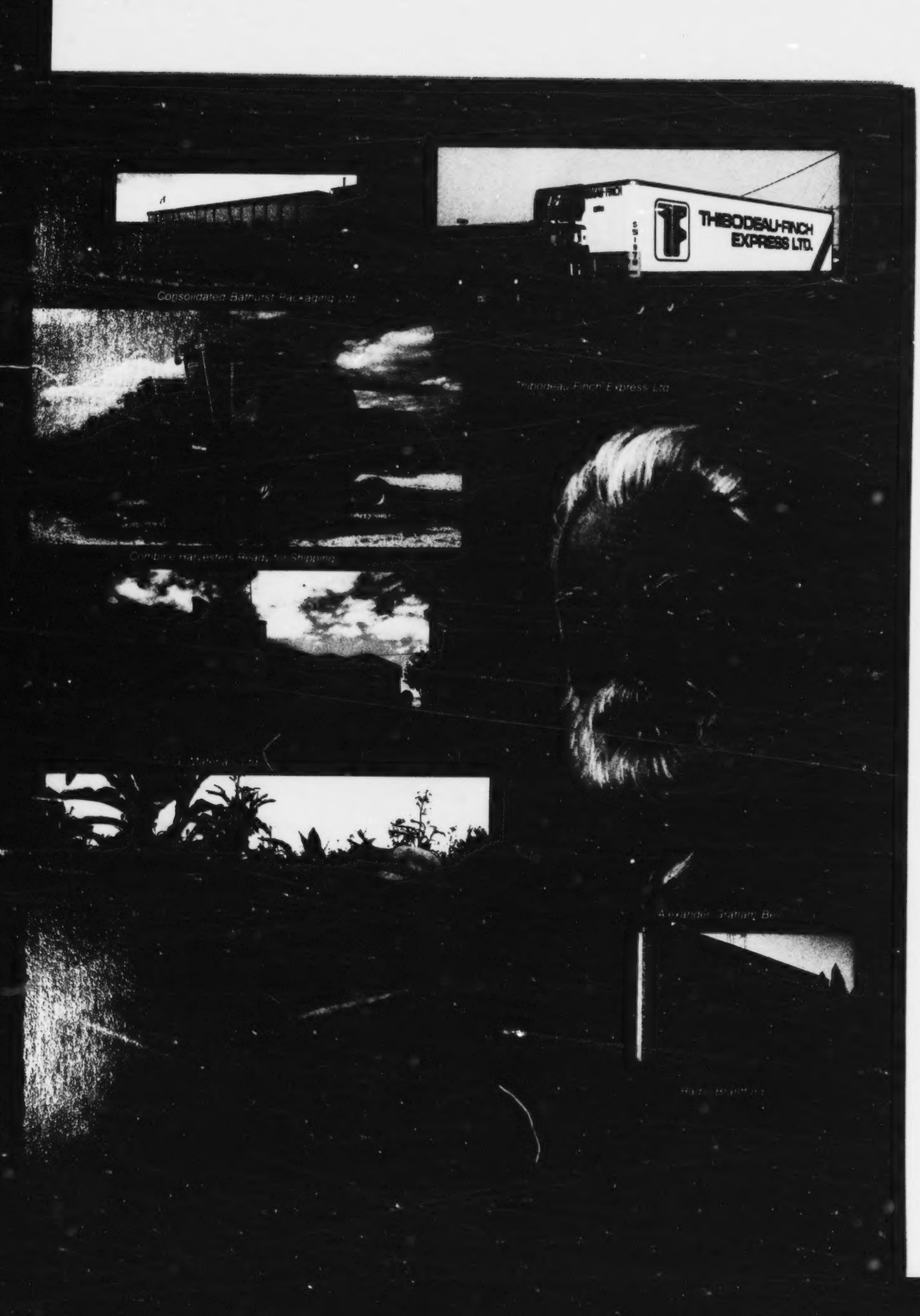
Farmers Market

Highway 403 Access

Pollution Control Plant



Brantford Industrial Park Area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